179.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	585,700 / 585,700
					USE VALUE:	585,700 / 585,700
					ASSESSED:	585,700 / 585,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
451		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONAHUE CLAYTON L
Owner 2:	
Owner 3:	
Street 1:	451 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAVASH RAYMOND P -
Owner 2:	-
Street 1:	220 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,384 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Vinyl Exterior and 1093 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4384.000	199,600		386,100	585,700
Total Card	0.101	199,600		386,100	585,700
Total Parcel	0.101	199,600		386,100	585,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 535.86 | /Parcel: 535.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121610
GIS Ref	
GIS Ref	
Insp Date	07/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	199,600	0	4,384.	386,100	585,700	585,700	Year End Roll	12/18/2019
2019	101	FV	179,300	0	4,384.	380,500	559,800	559,800	Year End Roll	1/3/2019
2018	101	FV	134,900	0	4,384.	292,300	427,200	427,200	Year End Roll	12/20/2017
2017	101	FV	134,900	0	4,384.	275,800	410,700	410,700	Year End Roll	1/3/2017
2016	101	FV	134,900	0	4,384.	253,700	388,600	388,600	Year End	1/4/2016
2015	101	FV	127,300	0	4,384.	237,200	364,500	364,500	Year End Roll	12/11/2014
2014	101	FV	127,300	0	4,384.	218,400	345,700	345,700	Year End Roll	12/16/2013
2013	101	FV	168,300	0	4,384.	218,400	386,700	386,700		12/13/2012

!14089!

PRINT

Date	Time
12/11/20	03:58:08

LAST REV

Date	Time
08/06/18	10:01:00
apro	
14089	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAVASH RAYMOND	60446-304		11/8/2012		325,000	No	No		
LAVASH RUTH	53370-128		8/11/2009	Family	99	No	No		
	PR523-302		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	121610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2013	1173	Manual	1,500	C				
12/21/2012	1683	Renovate	28,300					
11/4/2011	1425	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
4/10/2013	Info Fm Prmt	MM	Mary M
2/21/2013	Inspected	BR	B Rossignol
12/17/2008	Measured	336	PATRIOT
4/27/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4384		Sq. Ft.	Site		0	70.	1.26	6									386,064						386,100	

Total AC/HA:	0.10064	Total SF/SM:	4384	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	386,064	Spl Credit		Total:	386,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	171.139
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289221
Depreciation:	89658
Depreciated Total:	199562

COMMENTS

MOSTLY GUTTED. NO BATH FIXTURES.
UNOCCUPIED..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

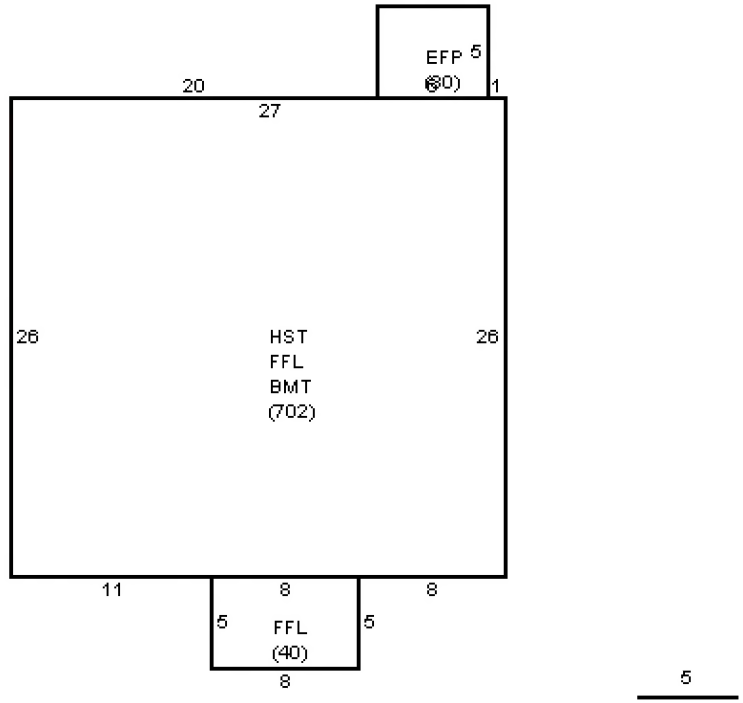
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.14
Special Features:	0	Val/Su Net:	109.37
Final Total:	199600	Val/Su SzAd	182.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	742	171.140	126,985
BMT	Basement	702	51.340	36,042
HST	Half Story	351	171.140	60,070
EFP	Enclos Porch	30	70.800	2,124

Net Sketched Area:	1,825		Total:	225,221	
Size Ad	1093	Gross Are	2176	FinArea	1093

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	